Attachment "B"

Development Parameters

				Land Allocation	
Space Summary	GBA*	# of Units	# of Stories	(acres)	
Residential	3,000,000	To be	To be determined	Land allocation to	
Office	600,000	determined in	in conjunction	be determined;	
Retail	500,000	conjunction with	with the	calculations would	
Restaurant	incl above	the parameters	parameters	include shared	
Entertainment (non-arena)	incl above	established with	established with	parking and	
Hotel	300,000	the Town of	the Town of	common	
Other	300,000	Hempstead	Hempstead	infrastructure	
Totals	4,700,000			allocations	
FAR**	app 1.5				
*Gross Building Area ** Floor Area Ratio	Total # of				0/ Charad with Other
Davelonment Davids	Total # of Spaces	# of Structured	# of Surface	# of Off-Site	% Shared with Other Use
Development Parking	Spaces	1	# 01 Surface	1	
Residential		Extensive		To be determined	Primary sharing will
Office		structured will be		based on	be between non-
Retail		used. Exact		maximizing use	residential uses
Restaurant		amounts will be		of surrounding	based on varied
Entertainment (non-arena)		determined		facilities incl.	peaks
Hotel	+	based on		properties owned	
Other		discussions with		by partnership;	
Total Parking		the Town of		Partnership has	
		Hempstead.		access to an	
	10,000 to			additional 6,200	
	13,000			spots at their	
	13,000			neighboring sites	
Total GBA					
Coliseum Building Status					
Continued Use (Y/N)	Y				
Demolition (Y/N)	N				
Expansion Only					
	Square Footage			see below	
	n Timing (Commer	nce/Complete)		see below	
Anticipated	Costs				
				see below	
Renovation Only				see below	
Increase in	Square Footage	(Complete)			
Increase in Construction	Square Footage n Timing (Commer	nce/Complete)		Staged	over 3 years
Increase in	Square Footage n Timing (Commer	nce/Complete)			over 3 years inclusive of parking
Increase in Construction Anticipated	Square Footage n Timing (Commer	nce/Complete)		Staged	
Increase in Construction	Square Footage n Timing (Commer	nce/Complete)		Staged 320,000,000	inclusive of parking
Increase in a Construction Anticipated Alternate Use (Y/N)	Square Footage n Timing (Commer Costs		akurod	Staged	
Increase in Construction Anticipated	Square Footage n Timing (Commer Costs # and Cost of S	Spaces On-Site, Struc		Staged 320,000,000	inclusive of parking
Increase in a Construction Anticipated Alternate Use (Y/N)	Square Footage 1 Timing (Commer Costs # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non-	Structured	Staged 320,000,000	inclusive of parking Cost
Increase in a Construction Anticipated Alternate Use (Y/N)	Square Footage 1 Timing (Commer Costs # and Cost of S # and Cost of S	Spaces On-Site, Struc	Structured	Staged 320,000,000	inclusive of parking
Increase in a Construction Anticipated Alternate Use (Y/N)	# and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non-	Structured ctured	Staged 320,000,000	inclusive of parking Cost
Increase in a Construction Anticipated Alternate Use (Y/N)	# and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc	Structured ctured	Staqed 320,000,000 Number included above	Cost included above
Increase in a Construction Anticipated Alternate Use (Y/N)	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non-	Structured ctured	Staged 320,000,000 Number included above Commence	cost included above Complete
Increase in a Construction Anticipated Alternate Use (Y/N)	# and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non-	Structured ctured	Staged 320,000,000 Number included above Commence Staged over 3+ y	Cost included above Complete ears utilizing adjacent
Increase in a Construction Anticipated Alternate Use (Y/N)	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non-	Structured ctured	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N)	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non-	Structured ctured	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by	Cost included above Complete ears utilizing adjacent
Increase in a Construction Anticipated Alternate Use (Y/N)	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non-	Structured ctured	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N)	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non-	Structured ctured	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant	Square Footage n Timing (Commer Costs # and Cost of S # and Cost of S # and Cost of S	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Development Construction Costs Residential Office Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin)	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin) Other	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- siming Hard Costs	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs	Cost included above Complete ears utilizing adjacent / partnership to minimize
Development Construction Costs Residential Office Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin)	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- iming	Structured ctured Structured	Staqed 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin) Other	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- siming Hard Costs	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin) Other	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- siming Hard Costs	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin) Other	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- siming Hard Costs	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parking) Other Sub-totals Development Timing	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- siming Hard Costs 1,100,000 Commence	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs 1,500,000 Complete	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkinother) Sub-totals Development Timing Planning/SEQRA	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- siming Hard Costs 1,100,000	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs	Cost included above Complete ears utilizing adjacent / partnership to minimize
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin) Other Sub-totals Development Timing Planning/SEQRA Zoning Approvals	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- siming Hard Costs 1,100,000 Commence	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs 1,500,000 Complete	Cost included above Complete ears utilizing adjacent y partnership to minimize sruption
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin) Other Sub-totals Development Timing Planning/SEQRA Zoning Approvals Construction	# and Cost of S Construction Ti	Spaces On-Site, Structor Spaces On-Site, Non-Spaces Off-Site, Non-Spaces Off-Site, Non-siming Hard Costs 1,100,000 Commence 2006 2007	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs 1,500,000 Complete 2007 2012	Cost included above Complete ears utilizing adjacent y partnership to minimize sruption staged
Increase in a Construction Anticipated Alternate Use (Y/N) Coliseum Parking Development Construction Costs Residential Office Retail Restaurant Entertainment (non-arena) Hotel Infrastructure (site improvement/parkin) Other Sub-totals Development Timing Planning/SEQRA Zoning Approvals	# and Cost of S Construction Ti	Spaces On-Site, Struc Spaces On-Site, Non- Spaces Off-Site, Struc Spaces Off-Site, Non- siming Hard Costs 1,100,000 Commence 2006	Structured stured Structured Structured Soft Costs	Staged 320,000,000 Number included above Commence Staged over 3+ y properties owned by dis Total Costs 1,500,000 Complete 2007	Cost included above Complete ears utilizing adjacent y partnership to minimize sruption

Attachment "B"

Development Parameters

Development Notes

Our program is based upon the concept of creating a vibrant multi-use modern suburban center for Nassau County anchored by a transformed Nassau Coliseum that retains Long Island's only major sports franchise and attracts the best live entertainment for the benefit of all Long Island. Our vision is designed to leverage the potential benefits of incorporating the surrounding sites controlled by the venture (Marriott Hotel (including its easement on the 77 acre site), Reckson Plaza and its neighboring 8 acres, Omni Plaza) creating the ability for a 150 acre master plan. Final determination of the overall site plan, density and allocation of product type will be determined in conjunction with the Town of Hempstead.

The specifics presented herein are subject to change based upon market conditions and, of course, dialogue with the Town of Hempstead, whose zoning authority will ultimately control the mix of uses on the site, in order to most appropriately address the needs, concerns and opportunities presented by the community.

Highlights include:

- transformed Coliseum
- taking advantage of incorporating the surrounding properties results in a vibrant, multi-use modern suburban center
- solves complications with existing Marriott site easement
- maximizes ability to share parking through facilities owned by partnership
- over 16 acres of green and plaza spaces
- only proposal addressing need for new industry (sports technology) and incorporating local universities and diversifying jobs base
- only proposal adding to diversity of sports offerings and appealing to new sports markets including NCAA tournaments
- only proposal addressing the need for site to distinguish itself to attract new tourism
- 250,000+ square feet of convention/exhibition space through interconnected multi-function space